

## Planning Commission Report - Supplement Agenda Request

Date of Meeting: February 9, 2005  
Date Submitted: February 4, 2005

To: Honorable Chairman and Members of the  
Planning Commission

From: Wayne Tedder, AICP, Director  
Tallahassee-Leon County Planning Department

Subject: **Application RZ #468:** Public Hearing on a proposed ordinance amending the Official Zoning Map to change the zone classification from the TPA Target Planning Area zoning district (requires four (4) land uses and subsequent rezoning to the PUD Planned Unit Development district) to the C-2 General Commercial zoning district (allows retail and office commercial activities of up to 12,500 square feet of non-residential gross building floor area per acre).

Subject Property Tax ID No.: 14-27-20-210-0000 & 14-21-20-201-0000 (portion)

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### **Statement of Issue:**

The purpose of the proposed ordinance is to change the zoning on approximately 1 acre of land from the TPA Target Planning Area zoning district to the C-2 General Commercial zoning district. The subject parcels are located on the west side of Thomasville Road and at the northeast corner of the Bull Run PUD. The applicant is the Leon County Board of County Commissioners; the property owner is Mr. Jack Conrad.

**Background:** At the February 1, 2005 public hearing on this application, the Planning Commission directed staff to provide the following additional information for consideration at its February 9, 2005 public hearing:

- 1) Additional information on the adjacent Bull Run Planned Unit Development and its layout;
- 2) Additional information on the orientation of existing development on the subject site;
- 3) Additional information on the impact to Millstone Plantation Road should the application be approved and the subject site be developed with commercial use.

The Planning Commission report for the February 1, 2005 public hearing is included as Attachment #1.

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**Analysis:**

1) The adjacent Bull Run Planned Unit Development and its layout

In response to the Planning Commission's direction: a) photographs of the site and the adjacent area are included on pages 5 – 12 of this report; b) the adopted concept plan for Bull Run, showing the arrangement of component use districts, is included Attachment #2; a description of the use districts follows the concept plan; c) an aerial photograph of the area including the subject site and immediately vicinity is included on page 3 of this report; and, d) a thematic map describing the land uses within the adjacent portions of Bull Run is included on page of this report.

2) The orientation of existing development on the subject site

In response to the Planning Commission's direction: a) photographs of the site and the adjacent area are included on pages x – y of this report; and, b) an aerial photograph of the area including the subject site and immediately vicinity is included on page 3 of this report.

3) The impact to Millstone Plantation Road should the application be approved and the subject site be developed with commercial use

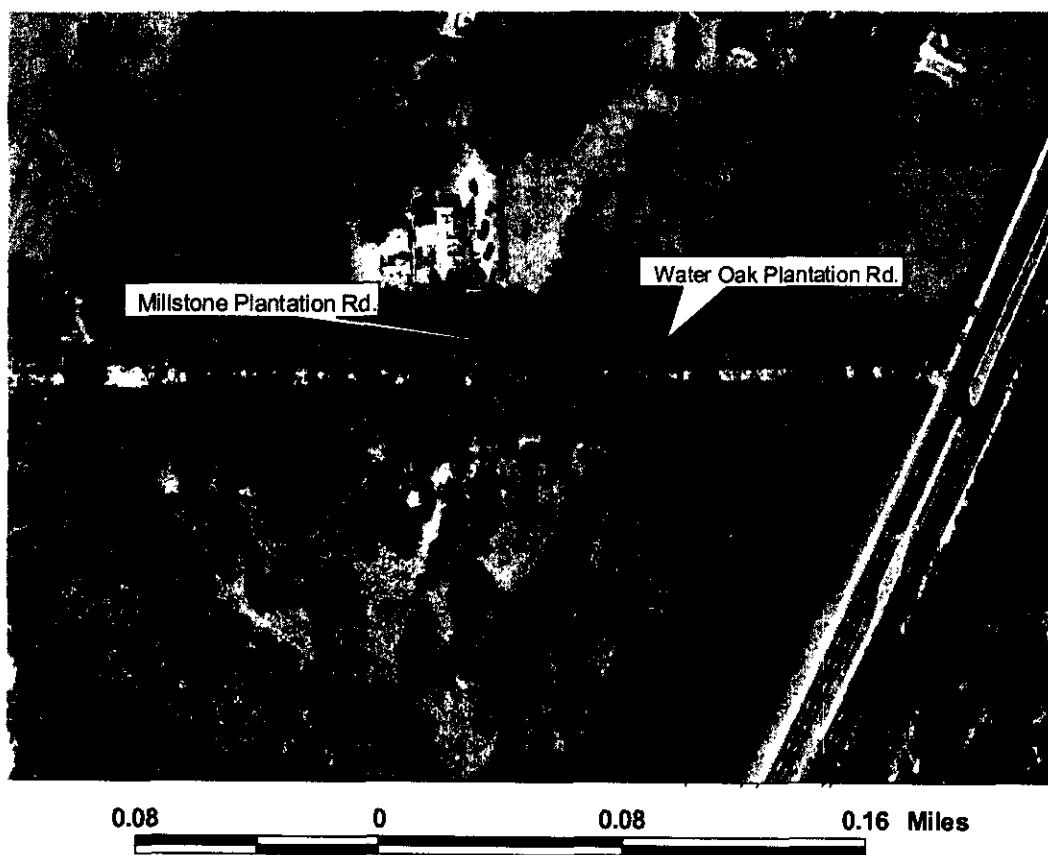
Planning Department contacted the Department of Public Works ("DPW") and discussed the potential impact to Millstone Plantation Road should the application be approved and the subject site be developed with commercial use.

- DPW indicated that it would be preferable to Millstone Plantation Road to access the subject site, as opposed to direct connection to Thomasville Road.
- DPW stated that access design would be addressed in detail during any subsequent site and approval plan application review phase.
- DPW stated that Millstone Plantation Road would probably be limited to right-in, right-out turn movements.
- DPW stated that Millstone Plantation Road would probably be improved to County public street standards for that segment that extends to the commercial access connection and slightly beyond.
- DPW stated that this road could be used to provide access to this commercial property so long as the road design was carefully modified. Modifications would include signage and pavement treatment, as well as potential median improvements to direct commercial traffic to and from the site and Thomasville Road and to discourage it westward to the residences served by Millstone Road. The redesign could potentially include an area for a turnaround for commercial traffic inadvertently proceeding westward beyond the commercial establishment.
- DPW oversaw similar redesign/reconstruction of Vineland Drive after the construction of a Publix grocery store on an adjacent parcel.

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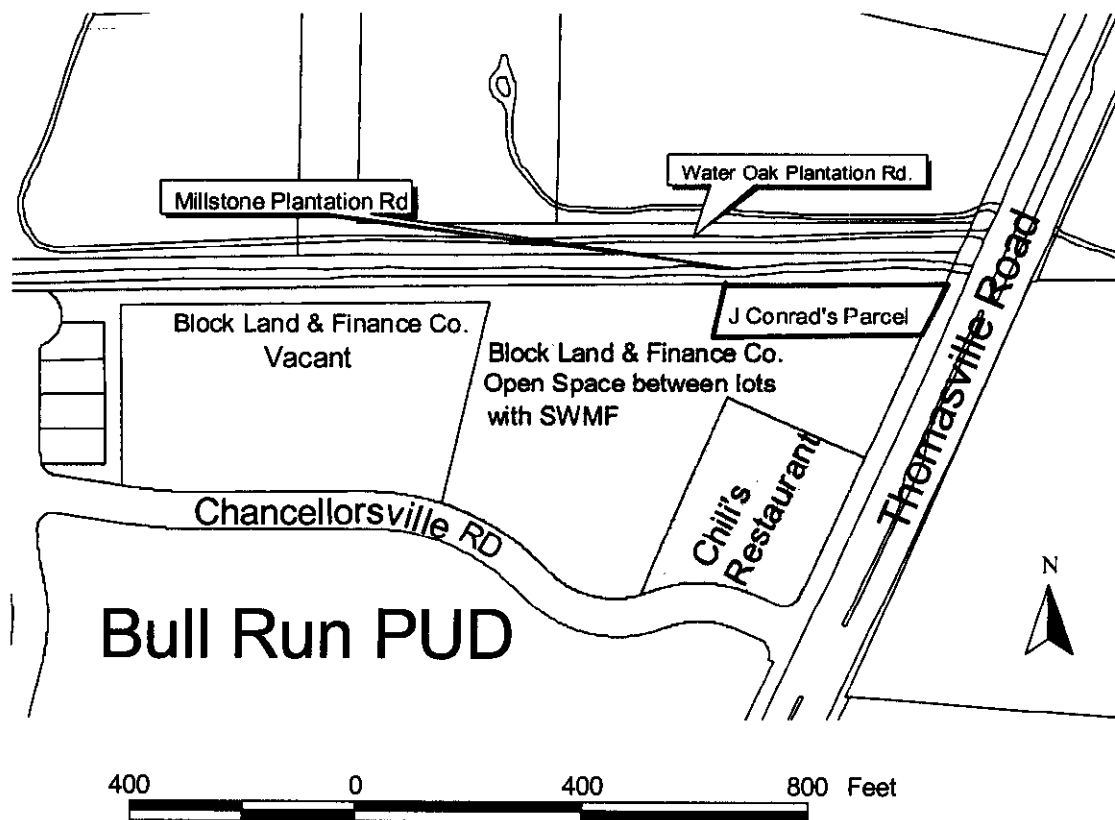
## Aerial Photograph of Subject Site & Vicinity



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**Thematic Map: Bull Run in Vicinity of Subject Site**



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**Options:**

1. Recommend approval of the requested ordinance amending the Official Zoning Map from the TPA Target Planning Area zoning district to the C-2 General Commercial zoning district, based on the findings provided within the February 1, 2005 Planning Commission report (attachment #1).
2. Do not recommend approval of the requested amendment to change the Official Zoning Map from TPA Target Planning Area zoning district to the C-2 General Commercial zoning district, based on the findings made on the record at the Planning Commission public hearing.

**Recommendation:**

Option 1.

**Attachments:**

Attachment #1: February 1, 2005 Planning Commission report [NOTE: Not included in Attachment #4 to BCC Agenda Item]  
Attachment #2: Adopted concept plan for Bull Run, and description of use districts

DWT/RM/AAB/aab



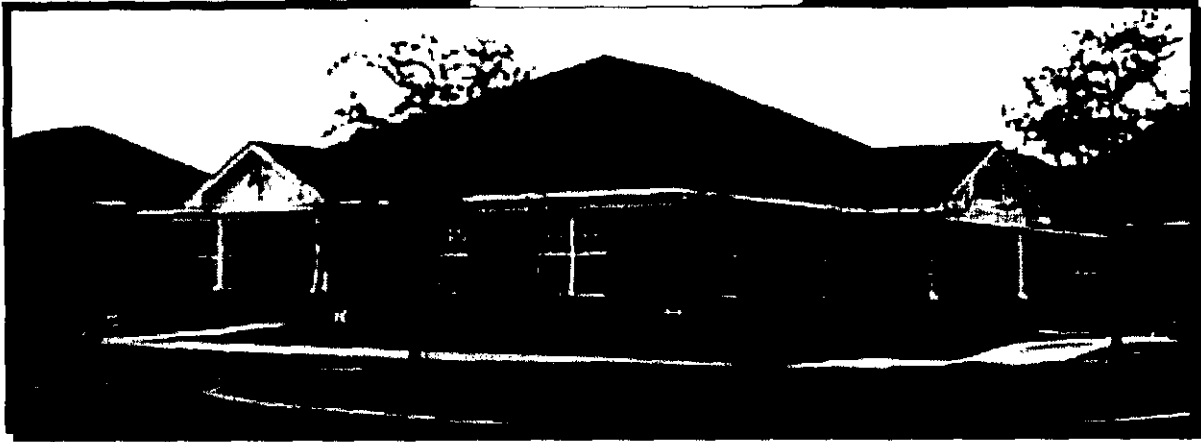
of the PUD that specimen clusters of live oaks within the MR district shall, to the extent reasonably possible, be preserved and incorporated into the development in the form of parks, squares, greens or other common open space for the enjoyment of the residents. Areas not within roadways or individual developments/lots will be designated as common open space for the residents of the sub-component and included within the overall acreage for the component. This component may be built in phases as reflected in the phasing plan as described in Section 8.

**E. OC - Office/Commercial/ Community Facilities District**

The OC - Office/Commercial/Community Facilities District (OC District) permitted uses include professional office, personal services, community facilities and services, retail services, retail sales, banking and finance, communication facilities, medical services, medical office and services, retail entertainment, churches and schools, self-storage facilities, accessory residential uses if contained within or above the principal use, medium density residential, community and recreational facilities related to principal permitted uses, and associated accessory uses in support of these principal uses. The provisions of this district are intended to promote intensive and multiple use development with pedestrian facilitation and orientation.

Proposed commercial development shall be pedestrian oriented with the building entrances located at the front property line setback, or, a continuous pedestrian interconnection in close proximity to the building entrance shall be implemented together with street furniture benches or similar appurtenances. Visual impacts related to scale of "Big Box" stores (single use stores greater than 80,000 square feet) shall be reduced by use of alternative designs with this objective in mind. Alternative designs may include but are not limited to the use of canopied arcades, relief along large expanses of building facades, use of lighter colors, landscaping between the building and vehicular use areas, or other architectural or design features which will aide in the satisfaction of this objective. Appropriate design elements for "Big Box" users are subject to Planning Department approval.

Interconnected walk ways shall be lined with trees or other landscape features to define a pedestrian-friendly corridor. Principal pedestrian crossings of vehicular areas shall utilize change in materials or colors and shall implement traffic calming as may be deemed necessary to encourage low vehicle speeds. The principal pedestrian corridors are illustrated on the Traffic Circulation Plan. Additionally the specimen clusters of live oaks within the OC district shall, to the extent reasonably possible, be preserved and incorporated into the development in the form of parks, squares, greens or other common open space for the enjoyment of pedestrians.



### **C. SR - Single Family Residential District**

#### **SR-1 District:**

The SR-1 Single Family Residential District (SR-1 District) permitted uses include single family residential dwelling units and those uses accessory to single family residential use. The lots within the SR-1 District are designed for use for the construction of detached or attached dwellings with the option for zero lot line dwelling units in clusters adjoining environmentally constrained areas. Areas not within roadways or individual lots will be designated as common open space and included within the overall acreage for this component. This component is expected to be built in multiple phases as reflected in the phasing plan described in Section 8.

#### **SR-2 District:**

The SR-2 Single Family Residential District (SR-2 District) permitted uses include single family residential dwelling units and those uses accessory to single family residential use. Certain community and recreational facilities related to residential uses are also permitted. The lots within the SR-2 District are designed for use for the construction of detached or attached dwellings, with the option for zero lot line dwelling units in clusters adjoining environmentally constrained areas. Areas not within roadways or individual lots will be designated as common open space and included within the overall acreage for this component. This component is expected to be built in multiple phases as reflected in the phasing plan described in Section 8.

### **D. MR - Multi-Family Residential District**

The MR - Multi-family Residential District (MR District) permitted uses include single family attached dwelling units, apartment homes, duplexes, townhomes, zero-lot line dwelling units, and associated accessory uses. Certain community and recreational facilities related to residential uses and day care centers are also permitted. It is the intent